



CITY OF GAHANNA
DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

200 S. Hamilton Road
Gahanna, Ohio 43230
Zoning Division: 614-342-4025
zoning@gahanna.gov

VARIANCE APPLICATION

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

Project/Property Address or Location: 425 S. Hamilton Road		Project Name/Business Name (if applicable): Shepherd Church of the Nazarene	
Parcel ID No.(s) 025-002211-00	Current Zoning: Institutional	Total Acreage: .16	
Description of Variance Requested: Installation of an LED programmable digital sign on a landscaped mound *			
STAFF USE ONLY - Code Section(s) & Description of Variance: 1165.04(a)(2) To allow an electronic message sign			
APPLICANT INFORMATION (primary contact)			
Name (please do not use a business name): Jan Elzey		Address: 6223 Brooksong Way Blacklick, OH 43004	
E-Mail: jelzey@att.net		Phone No. 614-864-0623	
ATTORNEY/AGENT INFORMATION			
Name: N/A		Address:	
E-Mail:		Phone No.	
ADDITIONAL CONTACT INFORMATION (please list all applicable contacts)			
Names: -Contractor: TBD -Developer: N/A -Architect: N/A		Contact Information (phone no./email):	
Property Owner Name: (if different from Applicant) SHEPHERD CHURCH OF THE NAZARENE		Contact Information (phone no./email): 614-471-3368	

* NOTE: The sign will be erected on Lot 67 of Gramercy Park Estates
APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2)

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant Signature: Jan Elzey Date: 5-1-17

INTERNAL USE ONLY

Zoning File No. 17050013
PC Meeting Date: _____
PC File No. _____

RECEIVED: J.W.
DATE: 5/1/17

PAID: 300.00
DATE: 5/1/17
CHECK#: 41589



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VARIANCE APPLICATION – SUBMISSION REQUIREMENTS

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

STAFF USE - INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Review Gahanna Code Section 1131 (visit www.municode.com) (Sign Variances, refer to Section 1165.12; Fence Variances, 1171.05; Flood Plain Variances, 1191.18)	✓			
	2. Pre-application conference with staff	✓		✓	
	3. Survey of property certified by a registered surveyor (11"x17" copy)			✓	
	4. List of contiguous property owners & their mailing address	✓			✓
	5. Pre-printed mailing labels for all contiguous property owners	✓			✓
	6. A statement of the reason(s) for the variance request that address the following three conditions: (not applicable for Sign, Fence, or Flood Plain Variances) - Special circumstances or conditions - Necessary for preservation - Will not materially affect adversely the health or safety		N/A	✓	
	7. Application fee paid (in accordance with the <u>Building & Zoning Fee Schedule</u>)	✓		✓	
	8. Application & all supporting documents submitted in digital format			✓	
	9. Application & all supporting documents submitted in hardcopy format	✓		✓	
	10. Authorization Consent Form Complete & Notarized (see page 3) <i>See Submittal of Building permit Application</i>	✓		✓	

INTERNAL USE ONLY

APPLICATION ACCEPTANCE

This application has been reviewed and is considered complete and is hereby accepted by the Zoning Division of the City of Gahanna and shall be forwarded to the City of Gahanna Planning Commission for consideration.

Planning Commission must recommend to City Council for final approval

Planning & Zoning Administrator Signature: _____

Bonnie Ward

Date: _____

5/8/17



CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

200 S. Hamilton Road
Gahanna, Ohio 43230
Zoning Division: 614-342-4025
zoning@gahanna.gov

AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

If you are filling out more than one application for the same project & address, you may submit a copy of this form with additional applications.

AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S)

If the applicant is not the property owner, this section must be completed and notarized.

I, Tim Swanson (SHEPHERD CHURCH), the owner of the subject property listed on this application, hereby authorize Jan Elzey to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature: [Signature] EXECUTIVE PASTOR SHEPHERD CHURCH Date: 5/3/17

AUTHORIZATION TO VISIT THE PROPERTY

I, Tim Swanson, the owner of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

Property Owner Signature: [Signature] EXECUTIVE PASTOR SHEPHERD CHURCH Date: 5/3/17

NOTARY

Subscribed and sworn to before me on this 3 day of MAY, 2017.

State of OHIO County of FRANKLIN

Notary Public Signature: [Signature]



AGREEMENT TO COMPLY AS APPROVED

I, Jan M. Elzey, the contractor/applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

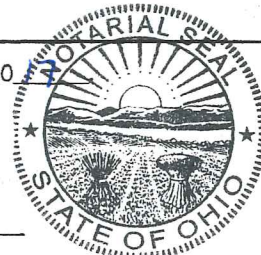
Contractor/Applicant Signature: [Signature] Date: 5-8-17

NOTARY

Subscribed and sworn to before me on this 8th day of May, 2017.

State of Ohio County of Franklin

Notary Public Signature: [Signature]



Fredena L. Williams
Notary Public, State of Ohio
My Commission Expires 06-28-2017

SAVE APPLICATION

TITLE:

REZONING MAP
SHEPARD CHURCH OF THE NAZARENE
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO

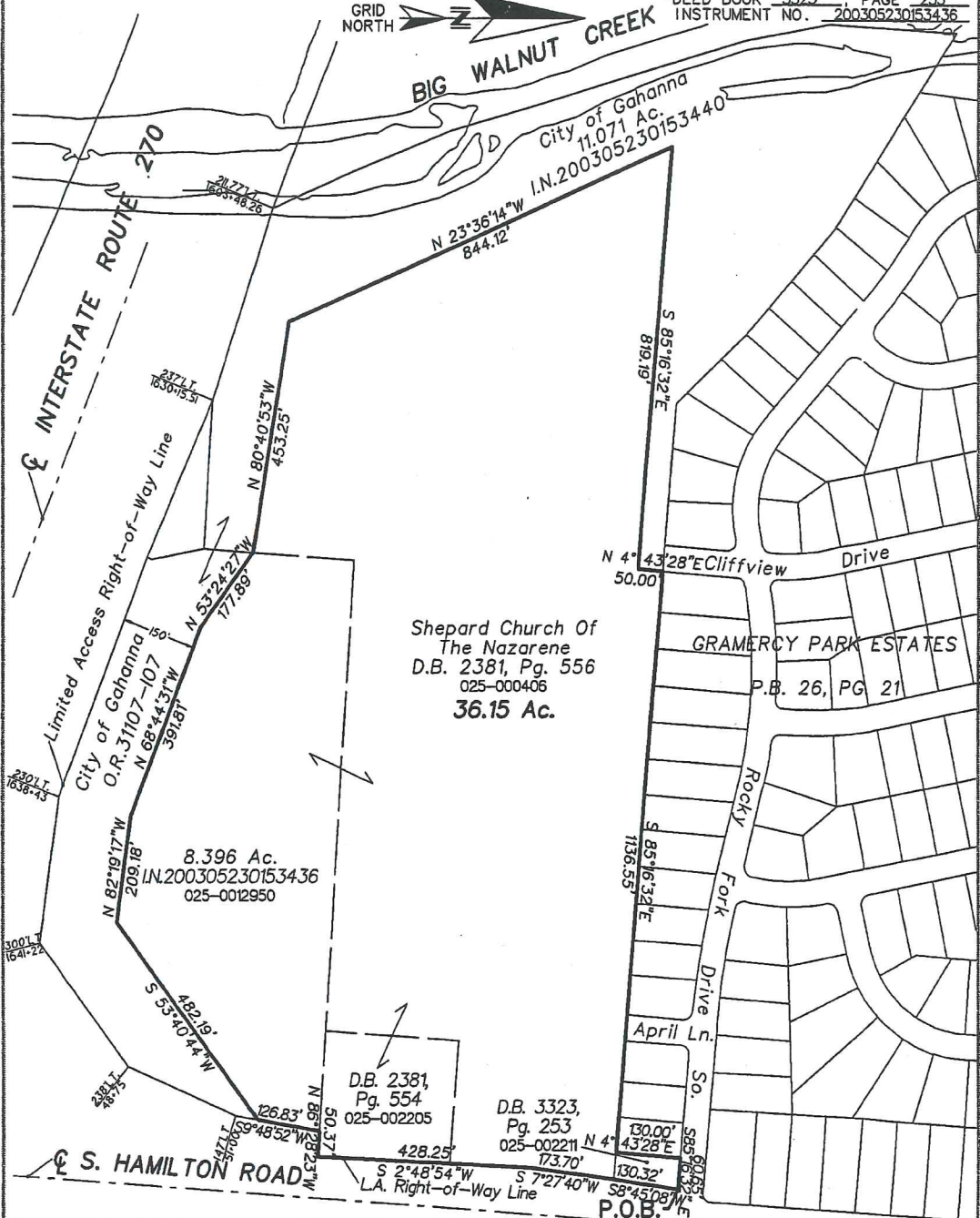
PREPARED EXCLUSIVELY FOR:
GAHANNA CITY CLERK'S OFFICE

6 OCTOBER 2007

PLAT BOOK 26, PAGE 21
DEED BOOK 2381, PAGE 554 & 556
DEED BOOK 3323, PAGE 253
INSTRUMENT NO. 200305230153436

GRID NORTH

BIG WALNUT CREEK



Shepard Church Of
The Nazarene
D.B. 2381, Pg. 556
025-000406
36.15 Ac.

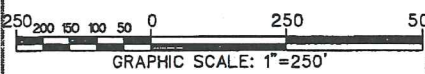
8.396 Ac.
I.N.200305230153436
025-0012950

D.B. 2381,
Pg. 554
025-002205

D.B. 3323,
Pg. 253
025-002211

We Hereby Declare that this map was prepared from existing records, for rezoning purposes only, and does not represent an actual property line survey.

BASIS OF BEARINGS: Bearings are referenced to Grid North (Ohio SPC So. Zone).



By: *Carl E. Turner Jr.*
CARL E. TURNER JR.
REGISTERED PROFESSIONAL SURVEYOR No. S-6702

NOT AN AUTHORIZED DOCUMENT UNLESS SURVEYOR'S SEAL APPEARS IN RED INK.

L.E.D. Sign for Shepherd Nazarene Church:

Bonnie,

Thanks for taking our request back to the zoning team for another consideration. I spoke to the sign maker that we were working with when we started this process and he shared a few things that might be helpful for you and/or the team you are talking with on Wednesday regarding our desire and the ability of the sign to comply with potential zoning regulations.

Thanks,

Rob Paugh

Quick History . . .

If you recall, we had been approved to install the sign, and then when the City built the large brick wall in front of Dunkin' Donuts obstructing the view, we came back asking permission to move the sign and elevate it so it could be seen. The requested location and adjustments were approved but it was communicated that the City changed their mind regarding the L.E.D. sign.

Attached are the specs for the L.E.D. sign if it would be helpful to you and your team as you have this discussion. Also, feel free to contact me if you have any questions. I am more than happy to answer them! My cell phone is 614-205-8023.

About the Sign . . .

As it relates to dealing with common zoning objections to LED signs, here are a few things that makes Stewart Signs a 'good corporate citizen'...

- Automatic Light Sensor. This controls the 'brightness' of the sign at ALL times of operation. There are 100 calibrations for the sensor, and it is constantly monitoring the ambient light conditions. The sign will burn at its peak proficiency in the middle of a bright sunny day, but will burn at approximately 1/10th of its brightness in the evening hours.
 - This should keep your sign in a positive light in the neighborhood so as not to be seen as a nuisance to folks watching TV or eating dinner in the evening. (*The brightness settings can be over-ridden thru the software as well in case they have a certain brightness level you are not allowed to exceed.*)
- Software and Programming. ALL CONTENT is controlled by the person or persons programming the sign. If zoning does not allow 'Flashing' for example, you will not choose to show any graphics that flash! If animations are prohibited for transitions, you would not choose animations to transition between messages.
 - Message duration, color, transition, content, etc. is 100% under church control, so whatever the rules are, your sign can comply. I correlate the software to having a toolbox full of every tool imaginable. Many of those tools are highly specialized, and thus infrequently used. Things such

as scrolling, flashing, special effects, etc are what I am referring to. The message content, which would be your hammers, screwdrivers, etc. are the objects you will use the most often, and should not meet with any objection.

- Timing. The sign has the ability to be programmed so that it is operable during certain times and does not display any messages during prohibited times, if that were the case. The sign is designed to operate in innumerable ways so that it can comply with city zoning and directives.
- Beyond this, we will be happy to address any unique concerns that might be present, but these are the main things I encounter daily.
- In addition, we are willing to comply with whatever zoning regulations that the City feels are appropriate, we also don't want our city looking like the Vegas Strip. Also, I would be more than happy to be a part of a committee if you need folks to help serve on this committee to research other city's sign regulations and help come up with one for Gahanna.

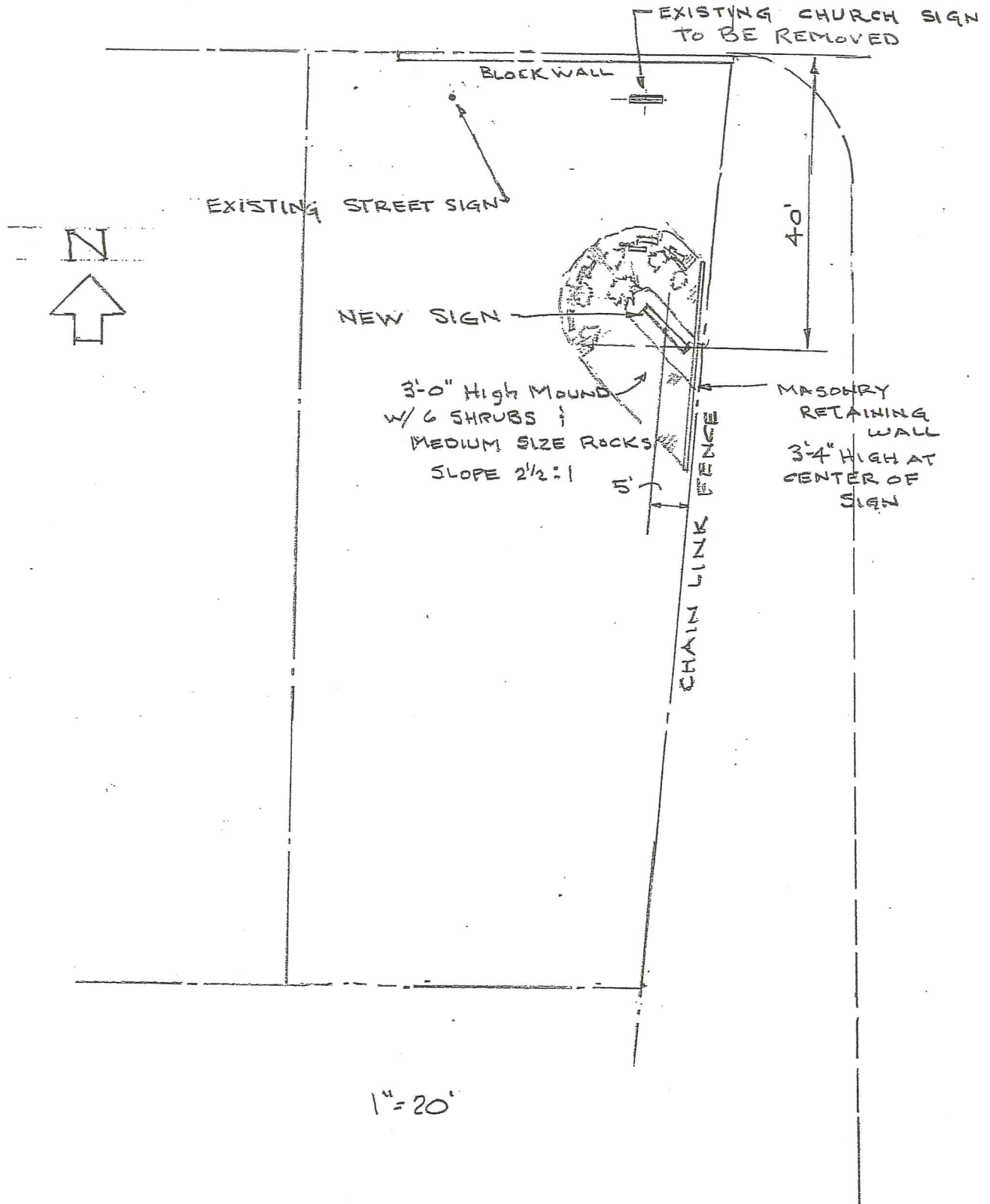
On a Personal Note.

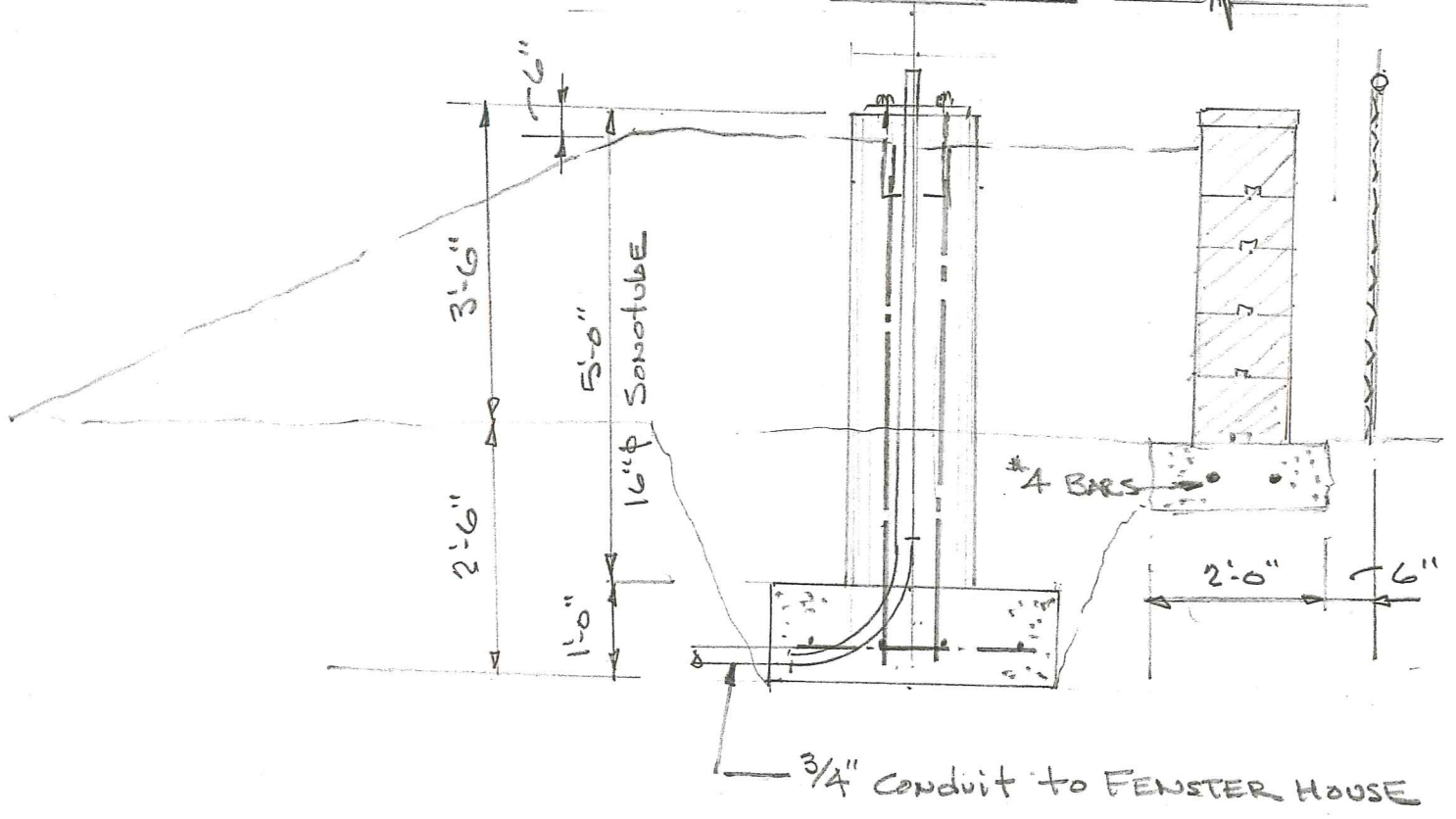
- We desperately desire to communicate with our community. We believe that we offer things to the people in our community that will help them become better citizens and as a result Gahanna will be a better place to live.
- **EXAMPLE:** This past Sunday, April 23rd a first-time guest shared with me that she found our church while searching for churches on the Internet. Once she arrived at Shepherd she said that she had driven by the church hundreds of times for more than 15 years but had no idea that we were here because of the trees that block the view of our church from Hamilton Road. We hear this often from folks who are coming here for a special event or an event that they were invited to. We believe a sign can help us fix that problem!

Thanks for your help!

Rob Paugh
614-205-8023

ROCKY FORK SOUTH

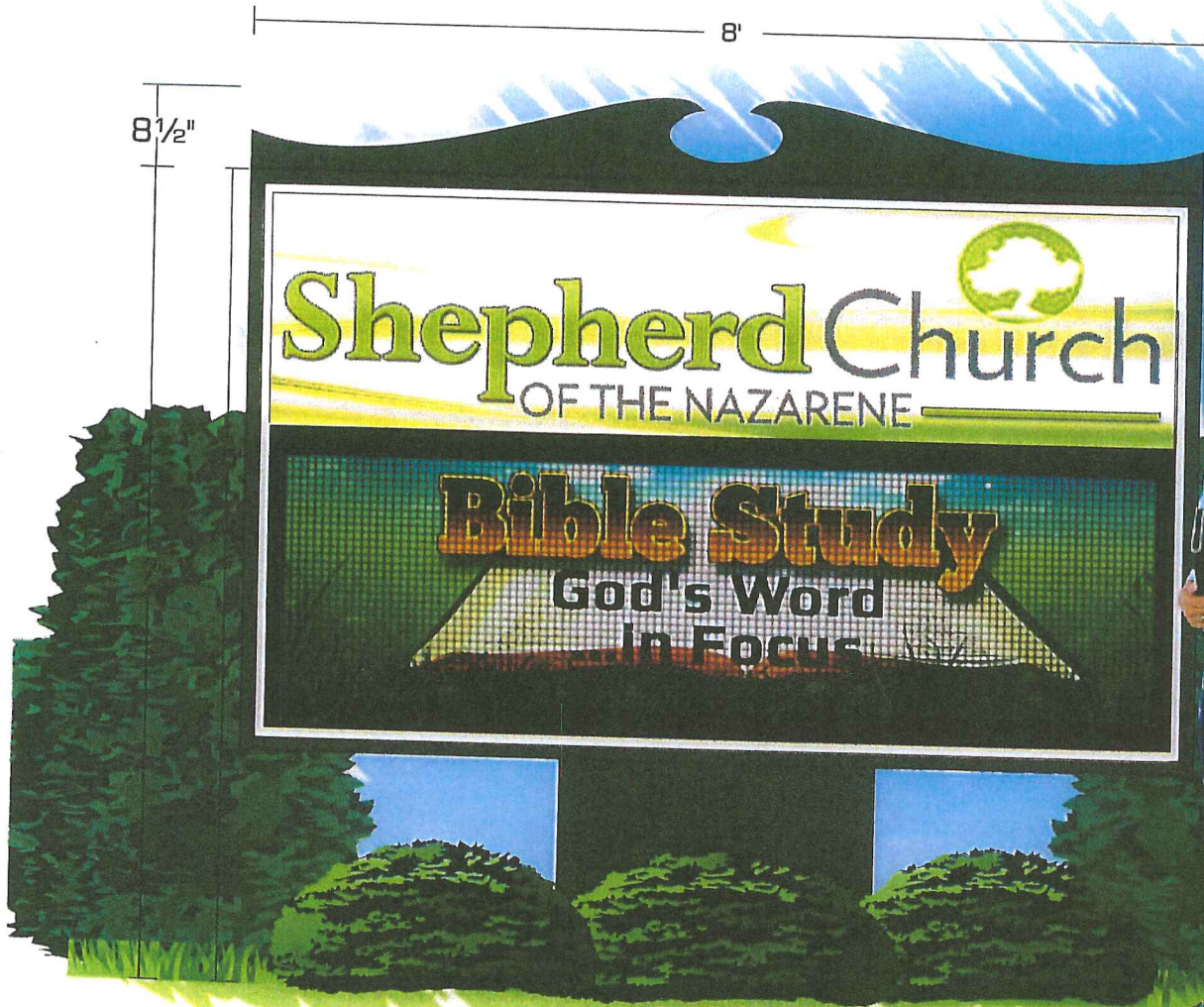




SHEPHERD CHURCH OF THE NAZARENE
 425 S. HAMILTON ROAD
 GAHANNA, OHIO 43230

1/2" = 1'-0"

SIGN FOOTING



TekStar-Full Color 20mm
32x112 CAPABILITIES

22.8"

2 ROWS
OF 9.4"

2 ROWS
OF 7.1" PLUS
1 ROW OF 5.5"

CAN ALSO
SHOW 4 ROWS
5.5"
CHARACTERS

Approved as shown. *x* _____ date _____

Approved with listed changes *x* _____ date _____

1. _____ date _____

2. _____ date _____

3. _____ date _____


2' 8"

TekStar - COLOR
20mm 32x112
CABINET SIZE: 5' x 8'



Official Sign Company for the
CHURCH OF THE NAZARENE

45+ YEARS
of Excellence



stewart signs
America's Premier Sign Company

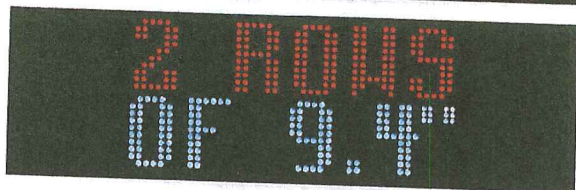
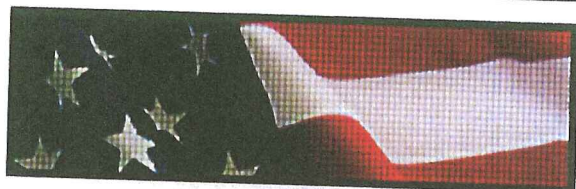
PH. 1-800-237-3928 FAX 1-800-485-4280

GRAPHICS DISCLAIMER
DUE TO THE PHYSICAL LIMITATIONS OF THE PAPER AND INK-BASED PRINTING PROCESS THIS CUSTOM ARTWORK IS NOT INTENDED TO PROVIDE AN EXACT MATCH BETWEEN INK, VINYL, PAINT, OR LED COLOR. ARTIST'S RENDITION OF BRICKWORK, MASONRY AND LANDSCAPING IS NOT INCLUDED IN THE PROPOSAL. ANY MEASUREMENTS SHOWN ARE APPROXIMATIONS; DIMENSIONS OF FINAL PRODUCT MAY VARY. LED IMAGES SHOWN ARE SIMULATED TO REPLICATE RESOLUTION FROM OPTIMUM VIEWING DISTANCE. A STEWART SIGN IS DESIGNED TO BE ILLUMINATED AT ALL TIMES AS IT INCREASES THE LIFE OF THE SIGN'S LIGHTING COMPONENTS. SKETCHES ARE BASED OFF OF THIS PREMISE.

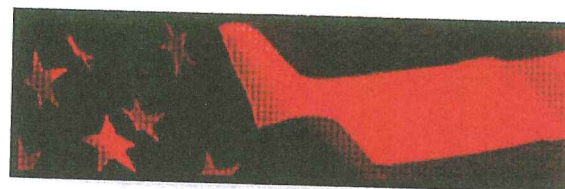
5/8"=1' (200) Sk: 859416-1c Cust: 1927287 4.7.15 CA/MHELMAN -PROPOSAL- ORIGINAL DESIGN DO NOT DUPLICATE



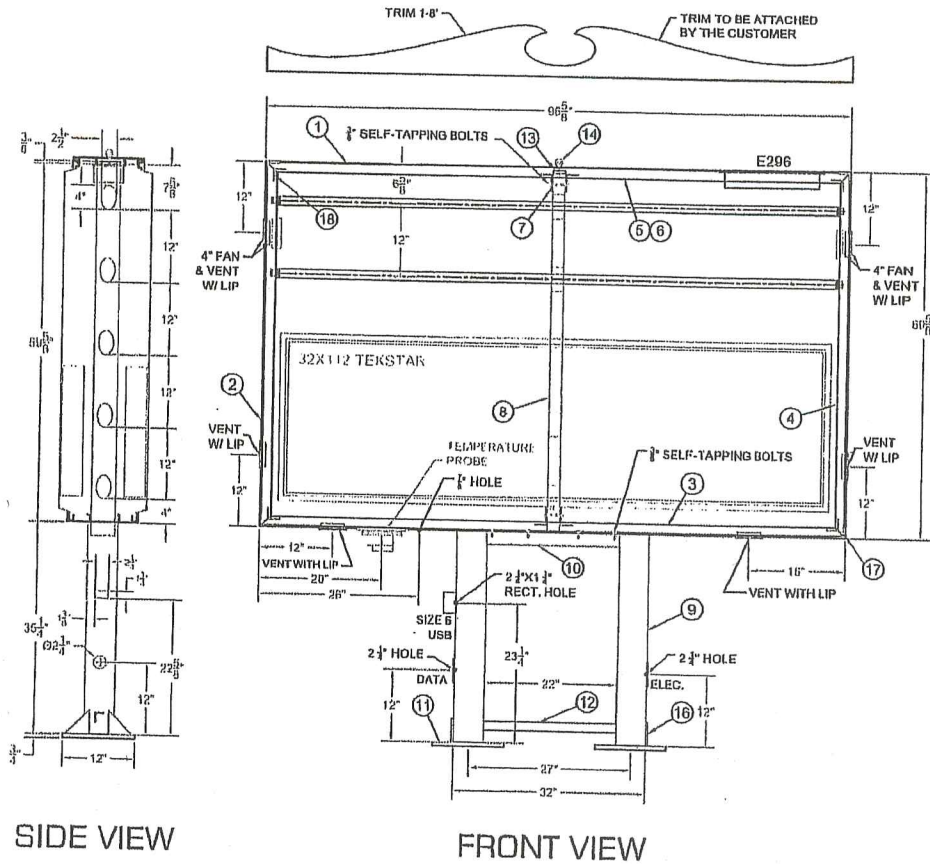
20MM 32x112 CAPABILITIES



20MM 32x112 CAPABILITIES



Tech Drawing



SIDE VIEW

FRONT VIEW

Stewart
AMERICA'S PREMIER BISH COMPANY
J. M. STEWART CORPORATION
 2101 CANTU CT. SUITE 216
 SARASOTA, FL. 34231

J.M.S. TEMPLATE MUST BE USED TO SET ANCHOR BOLTS INTO CONCRETE

Sign Model: TekStar 58, 32x112
 Wind Load at 140mph at Exposure C

Page
 1 of 5

Date: 3-22-13
 Drawn by: CGO

Drawing #: TKS-58-32x112-VC3-140-4000-WJ

Sketch #: 751991-3d

Customer #:

Customer Name:

Customer Address:

J.M.S. TEMPLATE MUST BE USED TO SET ANCHOR BOLTS INTO CONCRETE

Date: 3-22-13
 Drawn by: CGO

Drawing #: TKS-58-32x112-V03-140-4000-WJ

Sheet #: 751991-3d

Customer #: _____

Customer Name: _____

Sign Model: TekStar 58, 32x112
 Wind Load at 140mph at Exposure C

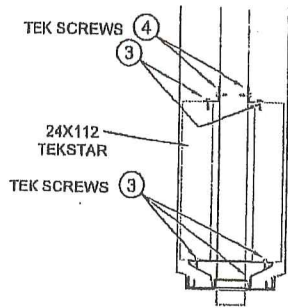
Customer Address: _____

Page 2 of 5

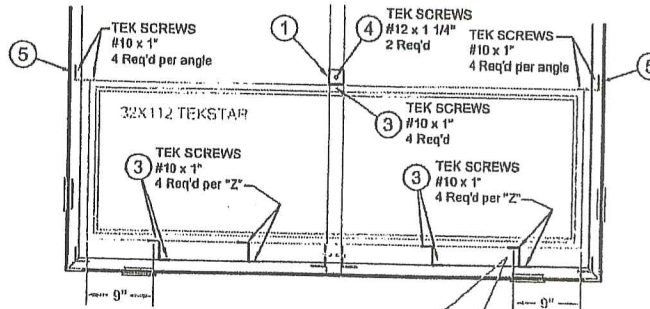
BILL OF MATERIALS			
ITEM	QTY.	DESCRIPTION	LENGTH
①	2	12" HINGE EXTRUSION	96.6250"
②	2	12" HINGE EXTRUSION	60.6250"
③	2	1 1/2" X 1" "F" RETAINER	96.0190"
④	4	1 1/2" X 1" "F" RETAINER	60.0190"
⑤	2	1 1/2" HINGE RETAINER	96.2590"
⑥	10	HINGE BRACKET	9"
⑦	4	2" X 3" X 3/16" ALUMINUM ANGLE	5"
⑧	1	2" X 4" X 3/16" STEEL TUBE	59 5/8"
⑨	2	5" X 5" X 3/16" STEEL SQUARE TUBE	35 1/4"
⑩	1	2" X 4" X 3/16" STEEL TUBE	22"
⑪	2	12" X 12" X 3/4" STEEL BASE PLATE	
⑫	1	1 1/2" X 1 1/2" X 1/8" STEEL ANGLE	22"
⑬	1	2" X 4" X 3/8" STEEL CAP	
⑭	1	1/2" EYEBOLT	
⑮	1	REPLACEMENT BOLT FOR EYEBOLT	
⑯	4	4" X 4" X 3/8" GUSSET	
⑰	4	2" X 2" X 3/16" ALUMINUM ANGLE	4 5/8"
⑱	4	2" X 2" X 3/16" ALUMINUM ANGLE	5"

JOHN FRANCIS BARRETT, PE
 8259 BARTON FARMS BLVD.
 SARASOTA, FL 34240
 P.E. NO. 44816

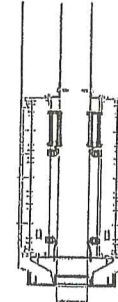
"LEFT VIEW"



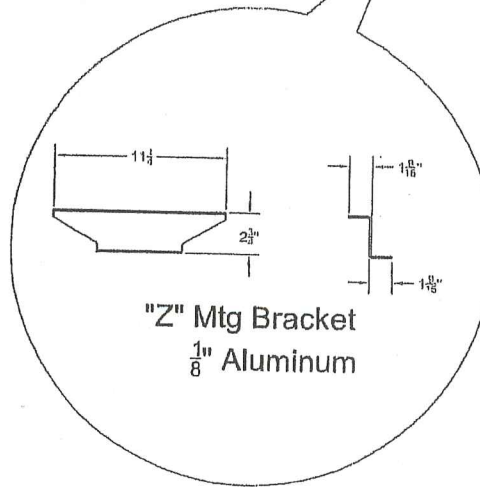
"FRONT VIEW"



"RIGHT VIEW"



BILL OF MATERIALS			
ITEM	QTY.	DESCRIPTION	LENGTH
①	2	2" X 2" x $\frac{1}{8}$ " Aluminum Angles	1 $\frac{1}{2}$ "
②	4	"Z" Aluminum bracket	11.25"
③	20	Tek Screws #10 x 1"	
④	2	Tek Screws #12 x 1 $\frac{1}{4}$ "	
⑤	2	2" X 3" x $\frac{3}{16}$ " Aluminum Angles	7 $\frac{7}{8}$ "



Stewart
AMERICA'S PREMIER SIGN COMPANY
J. M. STEWART CORPORATION
2201 CARLO CT. SUITE 215
SAFAROVILLE, FL. 34132

J.M.S. TEMPLATE MUST BE USED TO SET ANCHOR BOLTS INTO CONCRETE

Sign Model: TekStar 58, 32x112
Wind Load at 140mph at Exposure C

Page
4 of 5

Date: 3-22-13
Drawn by: C&D

Drawing #:
TKS-58-32x112-VC3-140-4000-WI

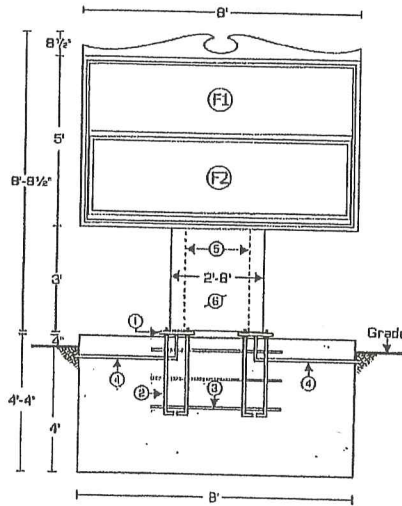
Sketch #:
751991-3d

Customer #:

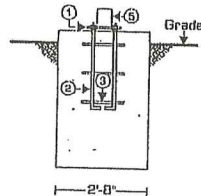
Customer Name:

Customer Address:

Installation Overview



FOOTER - FRONT VIEW
Scale: 1/4" = 1'



FOOTER - SIDE VIEW
Scale: 1/4" = 1'

SPECIFICATIONS

- 12" x 12" x 3/4" STEEL BASE PLATES, 2 REQUIRED.
- 1" x 30" ANCHOR BOLTS, 8 REQUIRED.
TAPE THE THREADS OF THE ANCHOR BOLTS FOR PROTECTION AGAINST SAND AND CEMENT.
- #5 REBAR OR BETTER, TIED AT EACH JOINT.
SUPPLIED BY CUSTOMER.
- CONDUIT, SUPPLIED BY CUSTOMER
- 5" x 5" x 3/16" STEEL TUBE, A500 GRADE B.
- COWLING, 24 GAUGE GALVANEALD STEEL

FACE DETAIL

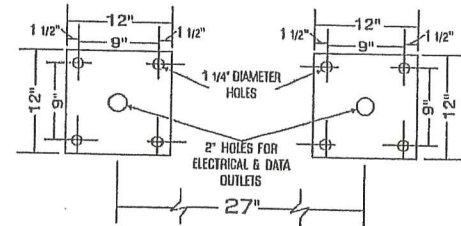
- F1: HEADER PANEL SECTION, 1/8" THERMO-FORMED UV RESISTANT MAKROLON SL POLYCARBONATE. DECORATION PER J.M. STEWART ARTWORK. DECORATED WITH 3M HIGH PERFORMANCE TRANSLUCENT VINYL.
- F2: TEKSTAR 20MM LED, MOUNTED INSIDE SEAMLESS, SINGLE PIECE. FACE OF MAKROLON SL POLYCARBONATE.

ELECTRICAL

- HORIZONTAL LAMP ILLUMINATION WITH ELECTRONIC BALLASTS.
- ONE 20 AMP CIRCUIT. 120 VOLTS: MAX DRAW - 14.4 AMPS.
- LED COMMUNICATION METHOD: SHORT-RANGE WIRELESS

NOTE:

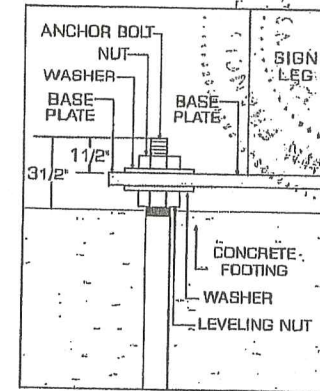
- SIGN AND FOOTER SPECIFICATIONS MAY VARY BY ENGINEER.
- DESIGNED FACTOR MEETS OR EXCEEDS 140 MPH WIND LOAD AT EXPOSURE C.
- 3,000 PSI CONCRETE - LESS THAN 3.25 CUBIC YARDS NECESSARY



Data cable or phone line must be placed in separate conduit from electrical

BASE PLATE DETAIL

Scale: 3/4" = 1'



ANCHOR BOLT DETAIL

Stewart
A WELFARE PREMIER SIGN COMPANY

J. M. STEWART CORPORATION
2201 CANUO CT. SUITE 215
SARASOTA, FL. 34232

J.M.S. TEMPLATE MUST BE USED TO SET ANCHOR BOLTS INTO CONCRETE

Date: 3-22-13

Drawing #:

Sketch #:

Customer #:

Customer Name:

Sign Model: TekStar 58, 32x112
Wind Load at 140mph at Exposure C

Page
5 of 5

Drawn by: CGO

TKS-58-32x112-VC3-140-4000-WI

751991-3d

Customer /



CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

200 S. Hamilton Road
Gahanna, Ohio 43230
Zoning Division: 614-342-4025
zoning@gahanna.gov

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT**: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: SHEPHERD CHURCH SIGN

Project Name/Business Name: 425 S. Hamilton / Shepherd Church

SUBMITTED BY:

Name: Kenneth W. Fultz **Title:** Chief Building Official

Department: Building Dept.

No comments.



Mifflin Township Division of Fire Fire Inspection Bureau

475 Rocky Fork Blvd., Gahanna, OH 43230
Phone: (614) 471-0542

Development Plan Review Response 2017051102

Applicant **Shepherd Church**
425 S. Hamilton Road
Gahanna, OH 43230

The fire division has no comment on the proposed signage for the church since there are no fire code requirements pertaining to the signage.

Additional requirements and comments could follow after plans are submitted and the review process starts

May 11, 2017

Date

A handwritten signature in black ink, appearing to read "Steve Welsh", is written over a horizontal line.

Steve Welsh, Captain, Fire Marshal

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT:** File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 425 South Hamilton Road

Project Name/Business Name: Shepherd Church

SUBMITTED BY:

Name: Michael Blackford Title: Deputy Director

Department: Planning and Development

Summary

The applicants are requesting approval of an electronic message sign which is prohibited by code section 1165.04(a)(2).

Hamilton Road Corridor Plan

The project site is located within the South Gateway District of the Hamilton Road Corridor Plan. The Plan provides for an overall architectural design statement that aims for a timeless design that uses traditional building materials. Signage within the South Gateway should balance the need to be visible to traffic while maintaining an appropriate size and scale. The design of signage should convey a sense of cohesiveness and unity while practicing restraint in size, color, uniqueness and illumination. The Plan asked open house participants and stakeholders for feedback. Smaller signs with restrained graphics and lighting were preferred. The Plan also recommends landscaping be provided to soften the base of ground signs. (See page 4 for likes and dislikes)

Chapter 1165.04(a)(2)

"All signs not expressly permitted in this chapter shall be prohibited within the City. Prohibited signs shall include, but are not limited to the following: (2) Animated, electronic message, or flashing signs except as provided for in Section 1165.03(tt)."

The church received variance approval in 2014 to allow for an approximately 88 square foot ground sign. The proposed LED sign is substantially smaller, approximately 40 square feet with the electronic message limited to 16 square feet.

It should be noted that a neighboring business, McDonalds, has a small electronic message board. This sign was approved prior to the adoption of the Hamilton Road Corridor Plan.

Recommendation

Planning and Development staff recognize the need for the church to have signage visible to vehicles on Hamilton Road. Staff cannot support the variance request for an electronic message sign. The Hamilton Road Corridor Plan recommends signage with restraint colors, uniqueness, and restrained illumination. Specifically, the Plan calls for indirect lighting fixtures as the preferred source of illumination. As proposed, it is staff's opinion that the sign does not meet the intent of the Hamilton Road Corridor Plan.

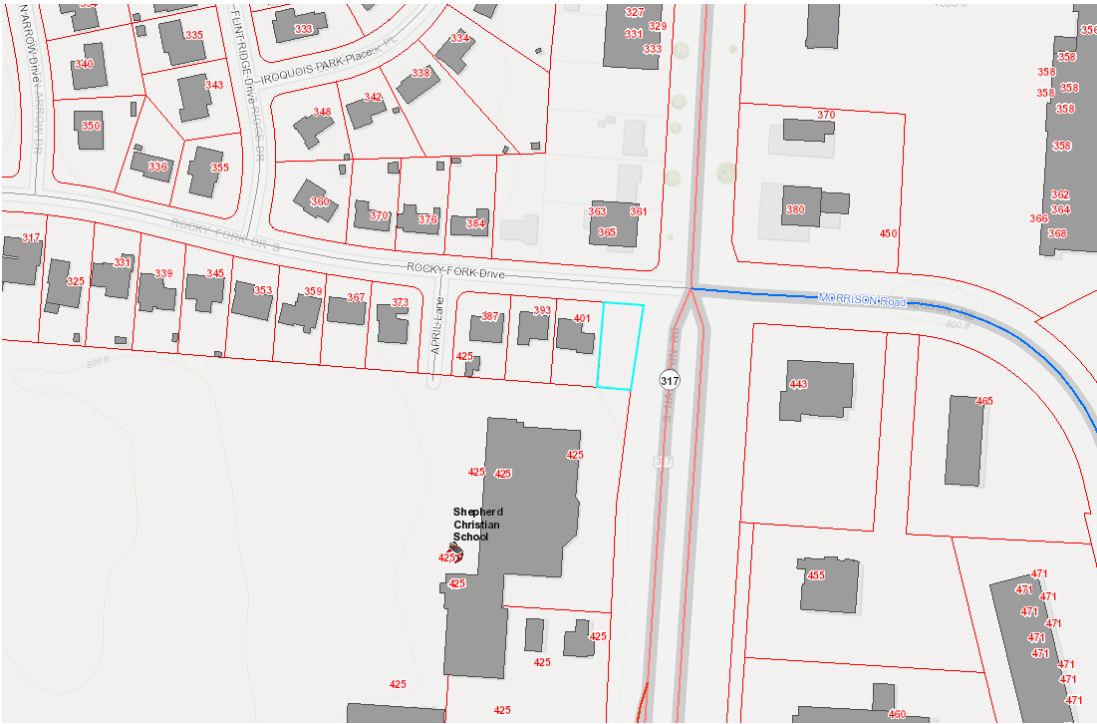
Additionally, it appears that one or more variances are necessary. The requested sign location appears to be along the property line. The Code requires a setback of at least 15' from the right-of-way. Also, the sign has been requested on lot 67 of Gramercy Park Estates. This property is a separate parcel, lot, and address of the church. Therefore, it is an off premise sign.

The application should be revised to clearly indicate what variances are requested in order to properly assess the request. Even with a revised application, it will be difficult to support the request as the Hamilton Road Plan specifically recommends subdued colors, size, and lighting of signs.

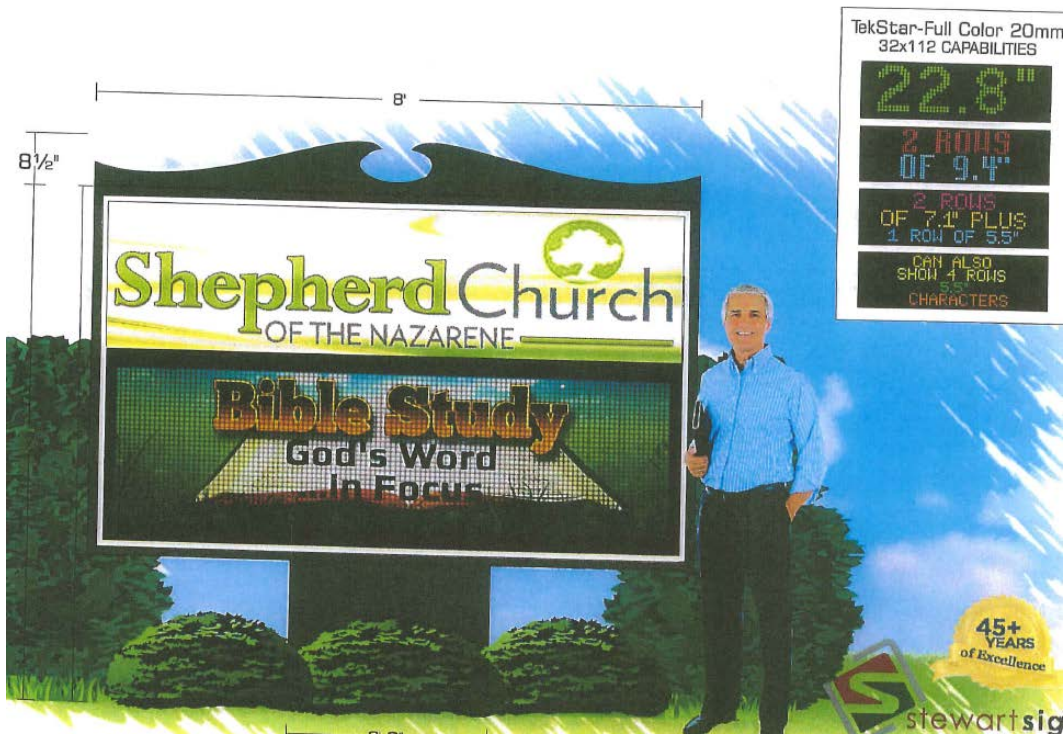
Off-premise sign definition

(nn) Off-premise Sign. A sign which directs attention to a business, commodity, service, or entertainment conducted, sold or offered at a location other than the lot or premises on which the sign is located.

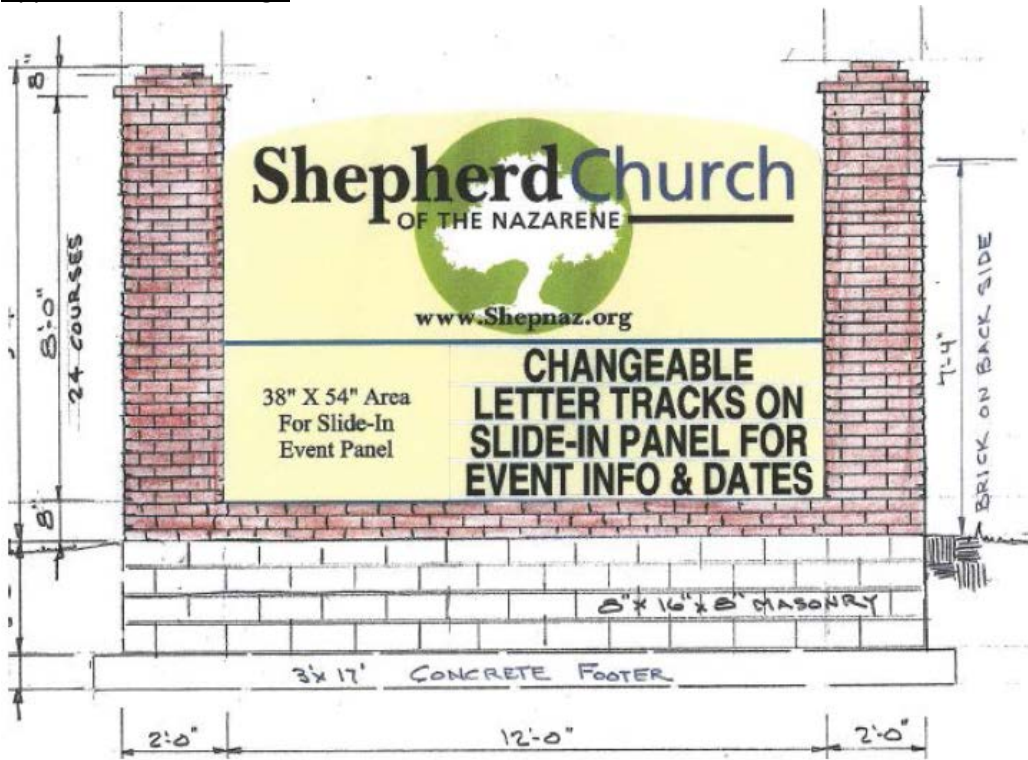
Location Map



Proposed Sign



Approved Variance/Sign



McDonald's Electronic Sign (approved prior to Hamilton Road Plan)



Hamilton Road Corridor Plan

Likes



Dislikes



APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT**: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 425 S. Hamilton Road

Project Name/Business Name: Shepherd Church of the Nazarene

SUBMITTED BY:

Name: Bonnie Title: P&ZA

Department: Service

The applicant seeks a variance to allow an electronic message sign to be installed at this site. The cabinet size is 5'x8', with the sign having an overall height of 8.5'. The sign will be able to be programmed by the church, and it is willing to abide by any directions that might be requested by the Planning Commission. This sign, although larger than, is not dissimilar to the one recently approved at the high school.

In 2015, the church was granted a variance to allow a sign to be erected less than 15' from a public right-of-way. The church proposes to build a masonry retaining wall 1' west of and parallel to the chain link fence, and bring in soil to build a mound that is 3' high and 8' long and 2' wide at the top and 18' wide by 18' long at the bottom. The mound will be landscaped and mulched, with medium size rocks.

- In determining whether a property owner seeking an area variance has encountered practical difficulties, Planning Commission shall consider and weight the following factors.
 - A. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
 - B. Whether the variance is substantial;
 - C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;
 - D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse);
 - E. Whether the property owner purchased the property with the knowledge of the zoning restriction;
 - F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance;



CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

200 S. Hamilton Road
Gahanna, Ohio 43230
Zoning Division: 614-342-4025
zoning@gahanna.gov

G.

Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance;

H.

Whether the sign is sufficiently compatible with the architectural and design character of the immediate neighborhood and all graphic design standards established for the district; and

I.

Whether the sign will be hazardous to passing traffic or otherwise detrimental to the public safety and welfare.

(2)

In granting such variance, the Planning Commission may specify the size, type and location of the sign, and impose such other reasonable terms, restrictions and conditions as it may deem to be in the public interest.

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT:** File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 425 South Hamilton Road

Project Name/Business Name: Shepard Church of the Nazarene

SUBMITTED BY:

Name: Robert S. Priestas, P.E. Title: City Engineer

Department: Department of Public Service and Engineering

1. The proposed sign installation is located directly adjacent to ODOT limited access right-of-way. No work shall be performed within the right-of-way of Hamilton Road without a permit from ODOT, and the City of Gahanna.
2. The survey prepared by Carl Turner describes this property as one parcel, however, the provided site plan for the sign shows a separate parcel. This should be clarified by the applicant.
3. There is an existing watermain located in the right-of-way just east of the existing fence. The contractor shall use extreme caution while working to ensure that the utility is not disturbed or damaged.

Kelly Wicker

From: Sheila Murphy
Sent: Monday, May 15, 2017 3:25 PM
To: Kelly Wicker
Subject: RE: Comments Due Wednesday

K
Sgt. Millenbaugh does not have any comments regarding the meeting.
Thanks
S

From: Kelly Wicker
Sent: Monday, May 15, 2017 10:33 AM
To: Staff Review Team - Mifflin <StaffReviewTeam-Mifflin@gahanna.gov>
Subject: Comments Due Wednesday

Hello,
This is a reminder that all comments are due by Wednesday, May 17, by 12:00pm.

Thank you,

KELLY WICKER
Zoning Clerk
Department of Public Service
Division of Building and Zoning



200 S. Hamilton Rd.
Gahanna, Ohio 43230
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